WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 112,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF NOVEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Trung Nguyen and Tanh-Thuy Thi Le	Trung Nguyen and Tanh-Thuy Thi Le	MAP:147-14
5142 Edmondson Pike	5142 Edmondson Pike	Parcel:22
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CLOIS G. RUSSELL AND WIFE, DOROTHY D. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TRUNG NGUYEN AND TANH-THUY THI LE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5142 Edmondson Pike, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 29th day of November, 2002.

Clois G. Russell
Clois G. Russell

Mary Nell Russell
Mary Nell Russell

Davidson County DEEDWARR
Recvd: 12/27/02 15:02 2pgs
Fees:13.00 Taxes:416.25

20021227-0159928

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CLOIS G. RUSSELL and MARY NELL RUSSELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 29th day of November

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of Section One, Candlestick Farms, of record in Book 3300, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning on the easterly margin of Edmondson Pike at the corner of Lots No. 123 and 124; thence with the margin of said Pike northerly 100 feet to a monument; thence around a curve, northeasterly 39.3 feet to a monument in the southerly margin of Greentree Drive; thence with the margin of same in an easterly direction around a curve 130 feet to the corner of Lots No. 122 and 123; thence southwesterly along the line of these lots 105.7 feet to the corner of Lots No. 123 and 124; thence westerly along the line of these lots, 83.3 feet to the point of beginning.

Being the same property conveyed to Clois G. Russell and wife, Dorothy D. Russell by deed from Hallmark Construction Company, a Tennessee Corporation of record in Book 3704, Page 259, register's Office for Davidson County, Tennessee. Dorothy D. Russell having since died.

Mary Nell Russell, wife of Clois G. Russell , joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein